

SPECIAL SESSION RUSH COUNTY BOARD OF COMMISSIONERS NOVEMBER 9, 2015

The Rush County Board of Commissioners met in special session on Monday, October 26, 2015 at 3:00 p.m. Commissioners Bruce Levi, Mark Bacon, Paul Wilkinson, County Attorney Leigh Morning and Deputy Auditor Jodi Harr were in attendance.

Roll call of the County Council was answered by Janet Kile, Charles Smith, Marvin Hedrick and Scott Barnes.

JAIL CONSTRUCTION MANAGERS

The Commissioners invited three companies that had shown interest in providing construction management services for the proposed jail.

Maxwell Construction

John Maxwell, president introduced Jeffrey Lyness and Brad Rullman. Maxwell stated that they are a design and build company and have done extensive work in Dearborn County. Renovation includes the Dearborn County courthouse and jail. The jail project consisted of a 208 bed, dormitory style addition with video arraignment and visitation.

Commissioner Wilkinson asked how the cost factor is scaled in. Maxwell responded that they contract for a set fee. Mark Bacon was told that the length of time required to construct a jail is between 14-16 months. Councilman Scott Barnes asked if there was more expense in building at the current site or a new site. Maxwell responded that an open field is easier for design but a cost analysis should be done to calculate transportation costs. Larry Mull, a member of the jail committee thought the current site was the recommended location.

Construction Control Inc.

Jack Krouse, president of CCI introduced team members John Painter and Eric Wolf. Mr. Krouse explained that the construction manager is an independent person hired to represent the county and that you need someone who has experience in building jails. CCI has built more jails than the other represented companies combined. Currently, CCI has jail construction in Tipton and Adams County. They have also managed jail projects in Jay and LaGrange County. The county will need to know cost upfront and then budget for the project. CCI utilizes a bid management system to analyze construction proposals. They will work with the Sheriff and the Jail Committee and report to the Commissioners on a monthly basis.

Paul Wilkinson repeated his question about fee structure. Mr. Krouse stated that our cost will be a flat fee, sharing that if you don't have a flat fee the company would have a vested interest. Spring is the ideal time to start construction but bidding will take approximately 6 weeks. Mark Bacon asked how often a representative is on site. The response was that the construction manager will be there every day of operation.

Garmong Construction Services

Garmong representatives Ralph Wagle, president and Dan Zuerner, vice president stated that their presentation will show how we are going to help you proceed in a timely matter and within budget. Garmong is a 92 year old company currently working in 16 counties. Mr.

Zuerner recommended that you first hire a design team. The company employees 7 estimators that analyze the request for proposals. Building construction accounts for 80% with 20% allocated to soft costs. Garmong is on the cutting edge of technology and can provide daily reports using a user name and password. Vigo County jail is just one of their many projects and they were contracted to write a construction procedure guide for Purdue University. They pride themselves in quality control, and job site safety.

Paul Wilkinson once again offered the question of fee structure. Garmong's construction manager fee is a percentage of the construction cost, generally 3 to 4%. Labor rates are also part of the equation but pre-construction services are charged at a flat fee. Councilman Marvin Hedrick inquired about their experience with over runs. Mr. Zuerner responded that change orders and over runs are not what you want to hear. You need to get it right before the bid is let.

Commissioner Levi asked how the board wanted to proceed. Commissioner Wilkinson stated that it was the Commissioners decision and he saw no need to delay. Commissioner Bacon stated that studying the information provided would simply delay the project. Sheriff Cowan pointed out that it is important to look at experience in jail construction and that CCI knows the intricacies needed to help us build a jail. Mark Bacon moved to contract CCI as construction manager. Paul Wilkinson seconded the motion. Motion carried.

The Auditor was asked to respond to CCI's proposal and to send letters of thanks to Maxwell and Garmong.

Motion to adjourn was received from Mark Bacon. Paul Wilkinson seconded the motion. Motion carried.

/s/ Bruce Levi
Bruce Levi, Chairman

/s/ Mark Bacon
Mark Bacon

/s/ Paul Wilkinson
Paul Wilkinson

ATTEST:

/s/ Mary Ann Beard
Mary Ann Beard, Auditor